

Subject: Re: Proposed 7-Eleven Convenience Store at AVA Little Tokyo / 200 S. Los Angeles Street / Plan Approval ZA 2017-4709

From: "Adan Madrid" <adan@asidvm.com>

Date: 2/6/18, 8:02 AM

To: Ellen Endo

CC: jkumamoto@aol.com; Yurida Ramos; Clare Eberle; megan teramoto

Hi Ellen,

Thank you for the reply email. Are you available anytime Thursday, Feb. 15th or before noon on Friday, Feb. 16th?

Thank you

Adan Madrid

ASi Development

5932 Bolsa Avenue, Suite 107

Huntington Beach, CA 92649

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On Sat, Feb 3, 2018 at 8:30 AM, Ellen Endo <ellenendo@yahoo.com> wrote:

Adan,

The captain of our Little Tokyo BID safety patrol Michael James has expressed concerns about the 7-11 becoming a magnet for transients, shoplifters, and others who may be conducting unlawful activities. You are probably aware that a 7-11 recently closed in the downtown area because of such activities.

I think that a meeting is a good idea. Wednesday and Friday of next week are the earliest I have available. The following week is fairly open.

Ellen Endo
Co-chair
Little Tokyo BID
[818-512-8791](tel:818-512-8791) my cell phone.

Sent from my iPhone

On Jan 30, 2018, at 10:45 AM, Adan Madrid <adan@asidvm.com> wrote:

Hi Joann and Ellen,

I met with Council District 14 last week regarding the above referenced project and they provided me with your contact information for the Little Tokyo Business Improvement District.

7-Eleven, Inc. is seeking a Plan Approval to previously approved Case No. ZA 2013-1856 (MCUP), pursuant to Los Angeles Municipal Code (LAMC) Section 12.24M, to allow for the establishment and operation of a convenience store with off-sale beer and wine open 24-hours daily within a portion of ground-floor Retail Shell "A" (Unit 1) in Building "A" of the existing AVA Little Tokyo mixed-use development project.

On November 15, 2013, Zoning Administrator R. Nicholas Brown, approved Case No. ZA 2013-1856 (MCUP) and ENV 2013-1857-MND authorizing the sale and dispensing for consideration a full line of alcoholic beverages for on-site consumption in four (4) restaurants and for on-site and/or off-site consumption in a fifth (5th) venue to be either a market, restaurant and/or specialty shop in the [Q] C2-4D Zone Classification.

The proposed 7-Eleven convenience store implements and utilizes the "market" approved for on-site and/or off-site sale of a full line of alcoholic beverages including beer and wine in Building "A" - Retail Shell "D" (Unit 4) with the exception that it will be located within a different retail shell/unit in the same building.

The proposed convenience store will be a benefit to the community by providing a wide array of beverages, convenience foods, as well as fresh foods including sandwiches, baked goods, salads, vegetables, and fruit cups prepared daily along with an assortment of fresh fruit and hot to-go meals such as pizza, chicken wings and tenders, taquitos, etc.

Attached are copies of the Master Land Use and Plan Approval applications, along with copies of the project description and recommended findings and project plans.

I would welcome the opportunity to meet with you to discuss our project and answer any questions you might have. I can be reached at [\(949\) 235-9538](tel:949-235-9538) and via reply email.

Thank you kindly,

Adan Madrid

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<Master Land Use Application - Signed.pdf>

<Plan Approval for Alcohol and Adult Entertainment CP-2035.pdf>

<Project Information & Findings v2.pdf>

<P_7E-TI_1040310-[Los Angeles, CA 90012-200 S Los Angeles St](#) @ 2nd St_01-Cad files_03-CUP Exhibits_1040310-A0.0 Site Plan A0.pdf>